

FOR SALE



## Two Level Retail Shop with Spacious 2 Bedrooms Dwelling Upstairs

1335 Burke Road, Kew

\$990,000 - \$1,080,000

Mega City Real Estate is delighted to present 1335 Burke Road, Kew FOR SALE

- Occupied by excellent Bacino Café
- Building area: 140 sqm approx.
- Land area: 228 sqm approx.
- Rent Approx. \$45,000pa + GST + outgoings
- Lease 5 x 5 years
- Start date - 20/11/2023.
- Refurbished retail shop front
- Rear laneway access
- Further development potential (STCA)
- Zoning: Commercial 1
- CPI increases

### Land Size

228 Square Mtr

### Contact

Kenny Lau  
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e: kenny@megacity.net.au

This is a rare opportunity to acquire a versatile freehold investment property in the tightly held Burke Road retail corridor.

Situated in an excellent shopping strip close to the corner of Burke and Harp road opposite the bustling Boccacio's SUPA IGA, lies this excellent investment opportunity.

Occupied by Bacino Café this property not only offers the commercial shop front with full commercial kitchen, it also includes a 2 bedroom dwelling above all positioned on a 228sqm (approx.) block in one of Melbourne's most desired locales.

For further information or to arrange an inspection, please contact the exclusive selling agents.

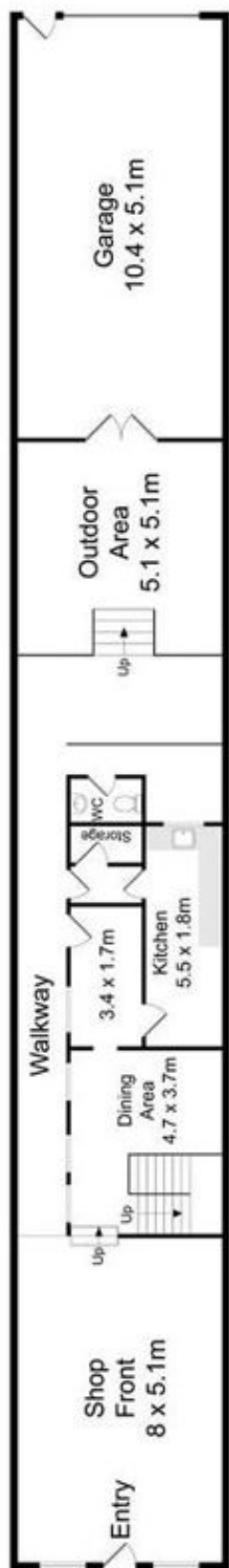


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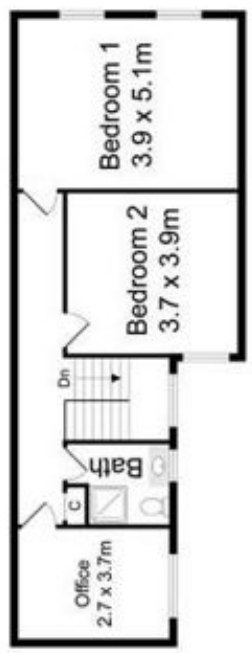
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# FLOORPLAN 1335 Burke Road, Kew



Ground Floor



First Floor



**DISCLAIMER:**

This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of information. Areas supplied are approximates and subject to survey.



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